



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, FEBRUARY 8, 2005

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR CHARLES D. WESTON
VICE-CHAIR RALPH LYLE
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER
VACANCY

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: January 11, 2005, January 18, 2005 and January 25, 2005

OLD BUSINESS:

1. **ZONING AMENDMENT, ZAA-04-01: TILTON-GLENROCK/SUBDIVISION, SD-04-16/DEVELOPMENT AGREEMENT, DA-04-08: TILTON-GLENROCK:** A request for approval of a precise development plan for the remaining 18 acre area within the Capriano subdivision located on the south side of Tilton Ave., east of Hale Ave. Also requested is the approval of an 42-lot subdivision and development agreement. (APN 764-09-06, 16,17, 32 & 34)

Recommendation: Table requests/Provide Direction.

NEW BUSINESS:

2. **ZONING AMENDMENT, ZA-04-22: CITY OF MORGAN HILL-ACREAGE REQUIREMENT FOR KEEPING OF ANIMALS:** A proposed amendment to chapter 6.36 of the Municipal Code to create standards for keeping of livestock in residentially zoned districts and provide a definition for keeping of animals for private purposes.

Recommendation: Open Public Hearing/Adopt Resolution No. 05-07, with recommendation to forward the proposed amendment to the City Council for approval.

3. **ZONING AMENDMENT, ZA-04-24: CITY OF MORGAN HILL-FENCE HEIGHT AMENDMENT:** A proposed amendment to section 18.56.070 of the Municipal Code to allow fences up to seven feet in height if the section of the fence above six feet is uniformly open, to require fences on street side yards to be setback five feet and to prohibit barbed wire, razor wire and electric fences on any parcel of property in the city that is used for residential purposes.

Recommendation: Open Public Hearing/Adopt Resolution No. 05-08, with recommendation to forward the proposed amendment to the City Council for approval.

OTHER BUSINESS:

4. **CONFIRM WORK PLAN AND APPOINT SUBCOMMITTEE FOR REVIEW OF OVERALL MEASURE “C” SCORING:**

Recommendation: Commission Discretion. Consider appointing a separate subcommittee to review the scoring criteria for Vertical-Mixed Use projects.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE FEBRUARY 22, 2005:

- ZA-04-15: Hill Gera
- SD-04-05: Hill-Gera
- DA-04-03: Hill-Gera
- DAA-03-01: Christeph-Kamangar/Tansy
- UPA-87-13: Monterey-West
- ZA-05-02: Text Amendment-Monument Signs/Ford Motor Co.
- EOT-04-04: Cochrane-In-N-Out Burger
- ZAA-02-18: Cochrane-In-N-Out Burger/Applebee's
- Street Standards

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.